

RETAIL UNIT

TO LET



26A Wide Bargate, Boston, Lincolnshire  
PE21 6RX  
#1224546/2025A

Eddisons

# 26A WIDE BARGATE

BOSTON, LINCOLNSHIRE, PE21 6RX



Agreement

To Let



Detail

Large retail unit in prominent town centre location close to large surfaced car parks.  
Available to let by way of the assignment of a lease expiring in October 2026 with the lease drawn on Full Repairing and Insuring terms.



Rent

£35,000 pax



Size

GF NIA:  
435.15 sq m (4,686 sq ft)  
FF NIA:  
75.50 sq m (813 sq ft)  
Total NIA:  
510.65 sq m (5,499 sq ft)



Location

Boston, PE21 6RX



Property ID

#1224546/2025A

**For Viewing & All Other Enquiries Please Contact:**



**JAMES BUTCHER**  
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Director

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## Property

The property comprises a large retail unit laid out over two floors, occupying a prominent location within Boston Town Centre, at the northern end of Wide Bargate, close to large surfaced car parks opposite and John Adams Way, which forms the town's internal ring road.

The property abuts the public highway to its front elevation, with a rear delivery access for vehicles from Tawney Street, through the Lidl Supermarket car park, to a surfaced service yard and double access doors.

The property has a glazed frontage to Wide Bargate and until recently it has been occupied for many years by Heron, prior to their relocation earlier this year to larger premises nearby and is, therefore, fitted out for food sales.

## Accommodation

From the information available to us and in accordance with the prevailing RICS Code of Measuring Practice, we calculate that the property provides the following approximate net internal floor areas:

Area	m <sup>2</sup>	ft <sup>2</sup>
GF Sales/Ancillary Areas	435.15	4,686
FF Staff/Ancillary Areas	75.50	813
Total NIA	510.65	5,499

## Energy Performance Certificate

The property has an EPC rating of C62, which expires in October 2031.

## Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

## Town & Country Planning

We understand that the property has consent for uses falling within Class E (Commercial, Business & Services Use) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Class E now encompasses a number of uses formerly known as A1 (Shops), A2 (Professional & Financial Services), A3 (Restaurant & Cafés), B1 (Business) and D1 (Clinics, Health Centre, Crèche & Day Nurseries).

Interested parties are advised to make their own investigations with the Local Planning Authority.

## Rates

**Charging Authority:** Boston Borough Council  
**Description:** Shop and Premises  
**Rateable Value:** £43,750

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

## Tenure

The property is available by way of the assignment of the existing lease granted on the 26th October 2021 for a term of 5 years.

The lease is drawn on Full Repairing and Insuring terms. Alternatively, a new lease may be available by way of separate negotiation.

## Rent

**£35,000 per annum exclusive payable quarterly in advance.**

## VAT

We understand that the property is elected for VAT and, therefore, VAT will be payable in addition to the rent at the prevailing rate.

## Legal Costs

The incoming tenants are to be responsible for the Landlords' reasonable legal costs incurred in documenting the transaction.

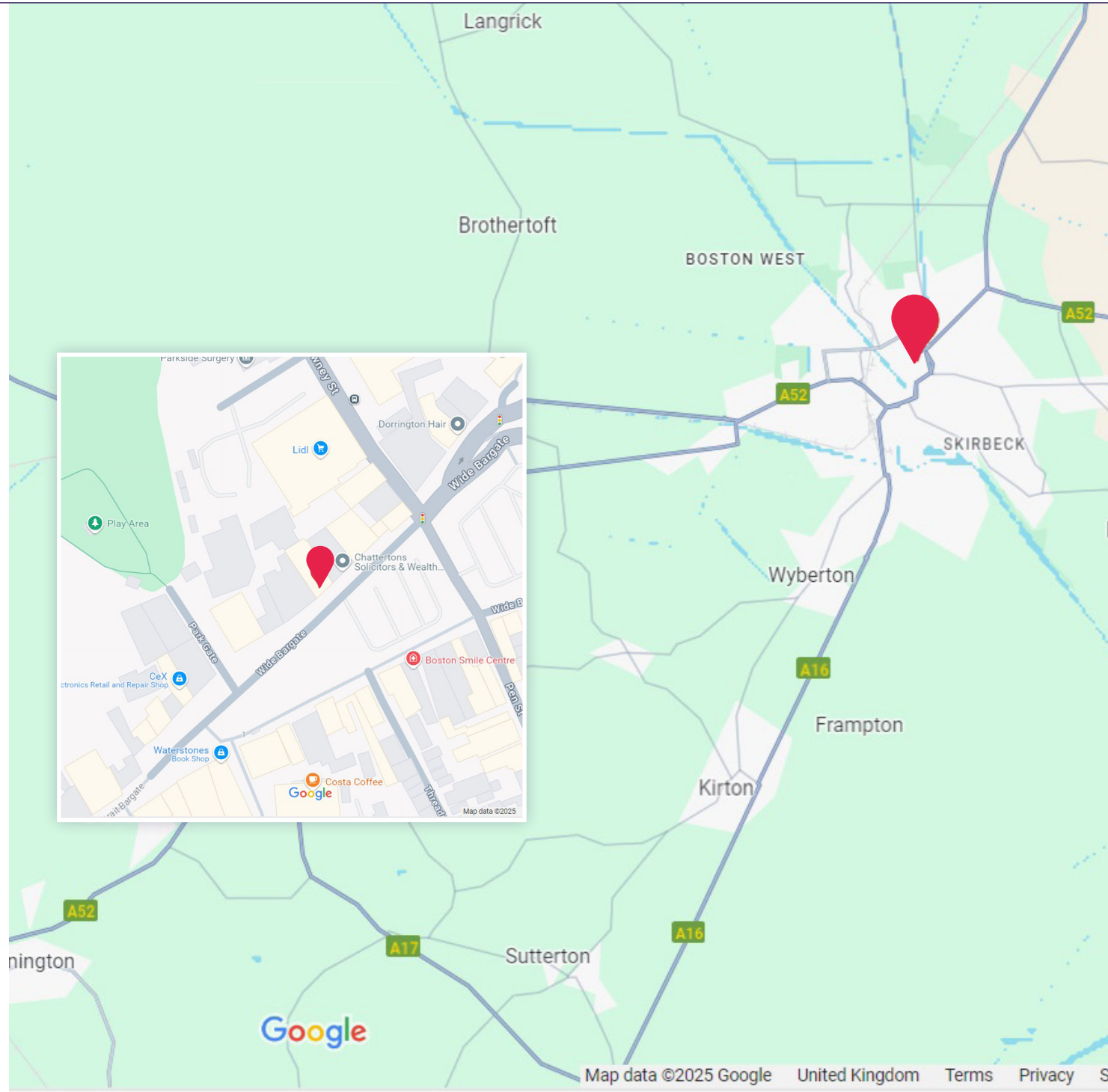
## Location

The property occupies a prominent location within Boston Town Centre at the northern end of Wide Bargate, close to its junction with John Adams Way, which forms the internal ring road within the town. There are large, surfaced car parks directly opposite the property moving south and westwards towards Strait Bargate and Market Place, which form the main shopping areas within the town centre.

Boston is a large market town located in South Lincolnshire, with a population of circa 60,000 and serves a substantial rural catchment area. It is one of the largest inland ports in the UK and is the centre within South Lincolnshire of the largest food production area in the country.

Retailers located nearby include Heron, Coneys, Lidl and the Boston Shopping Park, where TK Maxx, Home Bargains and Card Factory are represented.

The town lies around 35 miles south east of Lincoln, 25 miles north east of Peterborough and offers good road links to the rest of the country via the A16 and A17, which either run through the town centre or are accessible close by.







Google









Experian Goad Plan Created: 14/01/2025

Created By: Barker Storey Matthews

For more information on our products and services:

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